



Available 29th July 2024 - A VERY SPACIOUS THREE DOUBLE BEDROOMED & 2X BATHROOMED TERRACE, IDEAL FOR THREE PROFESSIONALS OR MATURE STUDENTS SITUATED IN THIS VERY CONVENIENT LOCATION, CLOSE TO EXTENSIVE AMENITIES ON KIRKSTALL ROAD AND WITH EXCELLENT ACCESS INTO LEEDS CITY CENTRE & ONTO THE MAJOR ROAD NETWORKS. Featuring a modern kitchen, lower ground floor bedroom with en suite shower room & wc, a first floor bedroom and house bathroom & wc and a goodsized second floor bedroom. Offered fully furnished - Well presented and tastefully decorated through out! Features include gas central heating, fire & security alarms and UPVC double glazing. A deposit equal to the 1st months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.



21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk

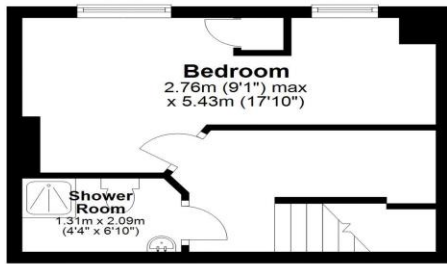


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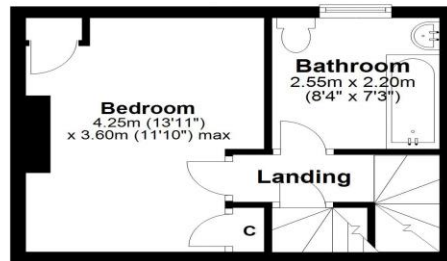


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		78	(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

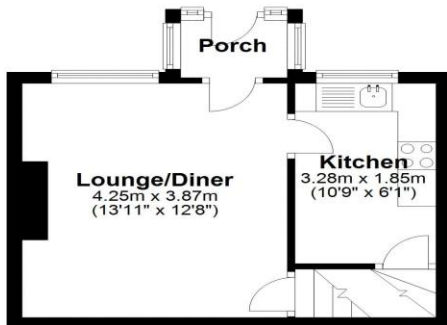
Lower Ground Floor
Approx. 22.6 sq. metres (243.6 sq. feet)



First Floor
Approx. 23.2 sq. metres (250.0 sq. feet)



Ground Floor
Approx. 26.3 sq. metres (283.1 sq. feet)



Attic
Approx. 17.3 sq. metres (186.1 sq. feet)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenant application process

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

Viewings - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

Council Tax Band - A

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.